171.0	0005	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,124,000 / 1,124,000
					USE VALUE:	1,124,000 / 1,124,000
					ASSESSED:	1,124,000 / 1,124,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YOUNG DENNIS T ETAL/ TRUSTEES
Owner 2:	YOUNG/GAUTHIER REVOCABLE TRU
Owner 3:	
Street 1:	17 WACHUSETT AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	YOUNG DENNIS T -
Owner 2:	GAUTHIER PAULA A -
Street 1:	17 WACHUSETT AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02174

NARRATIVE DESCRIPTION

This parcel contains .215 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1913, having primarily Wood Shingle Exterior and 3591 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	9375.000	627,600	5,500	490,900	1,124,000
Total Card	0.215	627,600	5,500	490,900	1,124,000
Total Parcel	0.215	627,600	5,500	490,900	1,124,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 312.98 /Parcel: 312.98

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 113610

GIS Ref

GIS Ref

Insp Date 07/21/18

!13275!

PREVIOUS ASSESSMENT

Parcel ID 171.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	627,600	5500	9,375.	490,900	1,124,000		Year end	12/23/2021
2021	104	FV	598,900	5500	9,375.	490,900	1,095,300		Year End Roll	12/10/2020
2020	104	FV	598,700	5500	9,375.	490,900	1,095,100	1,095,100	Year End Roll	12/18/2019
2019	104	FV	458,200	5500	9,375.	490,900	954,600	954,600	Year End Roll	1/3/2019
2018	104	FV	459,200	5500	9,375.	434,800	899,500	899,500	Year End Roll	12/20/2017
2017	104	FV	430,600	5500	9,375.	364,700	800,800	800,800	Year End Roll	1/3/2017
2016	104	FV	430,600	5500	9,375.	364,700	800,800	800,800	Year End	1/4/2016
2015	104	FV	383,700	5500	9,375.	315,600	704,800	704,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:37:20

LAST REV

Date	Time
08/24/21	09:09:44
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13275

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YOUNG DENNIS T,	74388-353	1	3/31/2020	Convenience	1	No	No		
ESPENHAIN PRISC	29096-472		9/15/1998		407,500	No	No		Y

USER DEFINED

Prior Id # 1:	113610
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2021	863	Redo Kit	25,000	C				
10/19/1998	724	Redo Bat	1,500					REMODEL BATH

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	Inspected	PH	Patrick H
6/14/2018	MEAS&NOTICE	BS	Barbara S
3/16/2009	Meas/Inspect	345	PATRIOT
11/8/2008	Measured	294	PATRIOT
12/20/1999	Meas/Inspect	243	PATRIOT
7/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		9375		Sq. Ft.	Site		0	70.	0.75	8									490,875						490,900	

Total AC/HA:	0.21522	Total SF/SM:	9375	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	490,875	Spl Credit		Total:	490,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	3 - 3 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Fair
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.94237727
Const Adj.:	1.00969899
Adj $ / SQ:	171.273
Other Features:	128800
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	909590
Depreciation:	281973
Depreciated Total:	627617

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 12		BRs: 5			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	1998
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
1	4	1	1
Totals			
2	12	5	

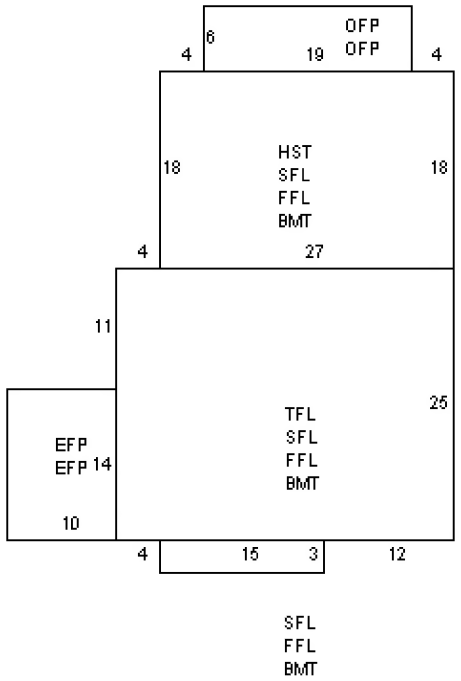
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	188.40
Special Features:	0	Val/Su Net:	116.11
Final Total:	627600	Val/Su SzAd	174.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,306	51.380	67,105
FFL	First Floor	1,306	171.270	223,683
SFL	Second Floor	1,306	171.270	223,683
TFL	Third Floor	736	171.270	126,100
EFP	Enclos Porch	280	37.310	10,446
HST	Half Story	243	171.270	41,619
OFP	Open Porch	228	23.970	5,464
	Net Sketched Area:	5,405	Total:	698,100
Size Ad	3591.25	Gross Area	5687	FinArea 3591

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
TFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

171.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X22	A	AV	1930	20.68	T	40	104			5,500			5,500

More: N | Total Yard Items: 5,500 | Total Special Featues: | Total: 5,500